



Gainesville Mixed Use on NW 13th Street

(Petitions PB-11-20 PUD and PB-11-8 PDV)

**Small-scale Comprehensive Plan
Amendment and Rezoning**

City of Gainesville
City Commission Public Hearing
May 5th, 2011

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning application on a ±1.5-acre site at 309/319 NW 13th Street. The proposed changes will amend the Future Land Use categories from Commercial (C), Mixed Use Low (MUL), and Residential Low Density (RL) to Urban Mixed Use 2 (UMU2) and the Zoning district from General Business (BUS), Automotive Oriented Business (BA), Mixed Use 1 (MU-1), and Residential Multi-family 5 (RMF-5) to Urban Mixed Use 2 (UMU2).

The workshop will be held Tuesday, July 13th, 2010 at 6:00 p.m. at Holiday Inn University Center, Gator Boardroom, located at 1250 West University Avenue, Gainesville, Florida, 32601.

Contact Person:
Gerry Dedenbach, AICP, LEED® AP
Phone Number: (352) 331-1976



Based on the City's Neighborhood Workshop format, ninety three (93) notifications were sent.



*Focused on Excellence
Delivered with Integrity*

MEMORANDUM

TO: Neighbors of the 300 Block on NW 13th Street PN10-0151

FROM: Gerry Dedenbach, AICP, LEED® AP, Director of Planning & GIS Services

DATE: Monday, June 28th, 2010

RE: Neighborhood Workshop Public Notice

Causseaux, Hewett, & Walpole, Inc. (CHW) will be holding a Neighborhood Workshop to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning application on a ±1.5-acre site at 309/319 NW 13th Street, across from Knsby Krewe. The proposed changes will amend the Future Land Use categories from Commercial (C), Mixed Use Low (MUL), and Residential Low Density (RL) to Urban Mixed Use 2 (UMU2) and the Zoning district from General Business (BUS), Automotive Oriented Business (BA), Mixed Use 1 (MU-1), and Residential Multi-family 5 (RMF-5) to Urban Mixed Use 2 (UMU2).

Date: Tuesday, July 13th, 2010

Time: 6:00 p.m.

Place: Holiday Inn University Center, Gator Boardroom
1250 West University Avenue
Gainesville, Florida 32601

Contact: Gerry Dedenbach, AICP, LEED® AP
(352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the proposal and to seek comments. We look forward to seeing you at the workshop.

Meetings with the University Park Neighborhood Association (UPNA) Board, the City's Community Redevelopment Agency (CRA) 5th Avenue Board, and the City's Historic Preservation Board have occurred.

View from Krispy Kreme, looking east toward project site



Gainesville Mixed Use on NW 13th Street Small-scale Comprehensive Plan Amendment and Re-zoning Amendment

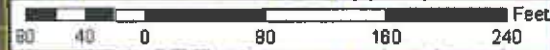


Prepared by: Crossman, Reynolds & Walpole, Inc.
City of Gainesville, Florida
1001 NW 13th Street, Suite 200
Gainesville, FL 32601
Phone: 352-336-1111
Fax: 352-336-1112
www.crossmanrw.com



Legend

- Project Site
- Alachua County Tax Parcels
- Proposed Future Land Use Map**
- Residential Low Density (RL)
- Residential High Density (RH)
- Mixed Use Residential (MUR)
- Mixed Use Low (MUL)
- Urban Mixed Use 1 (UMU1)
- Urban Mixed Use 2 (UMU2)
- Planned Use District (PUD)



Site Data

- Total Acreage: ±1.53 Acres
- Zoning Districts:
 - Business (BUS) .74 ac.
 - Auto Oriented Business (BA) .31 ac.
 - Mixed Use 1 (MU-1) .18 ac.
 - Residential Multi-family 5 (RMF-5) .32 ac.

Project Site
±1.53 Acres

Parcel # 14044-000-000
±0.74 Acres
BUS

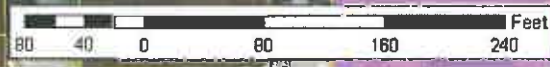
Parcel # 14044-000-000
±0.31 Acres
BA

Parcel # 14044-000-000
±0.32 Acres
MU-1

Parcel # 14044-000-000
±0.32 Acres
RMF-5

Legend

- Project Site
- Alachua County Tax Parcels
- City of Gainesville Zoning**
 - Residential Multi-Family 5 (RMF-5)
 - Residential High 1 (RH-1)
 - Residential Mixed Use (RMU)
 - Mixed Use 1 (MU-1)
 - Urban Mixed Use 1 (UMU1)
 - Urban Mixed Use 2 (UMU2)
 - General Business (BUS)
 - Automotive Oriented Business (BA)
 - Planned Development (PD)



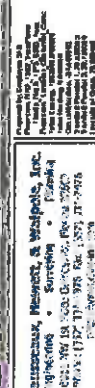
Prepared by: CH2M HILL
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Planning Department
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Consultant: Hensel & Phelps, Inc.
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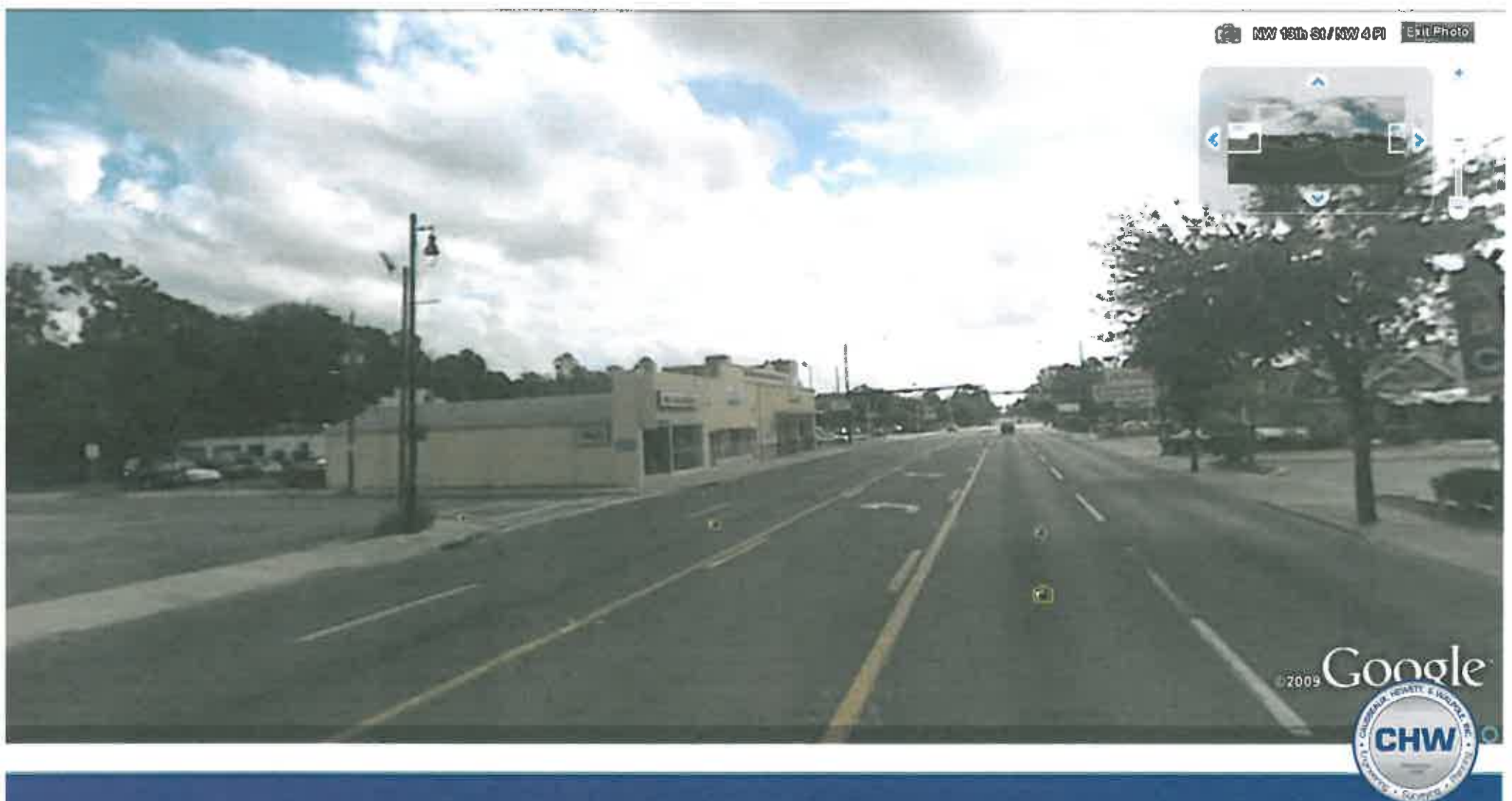




**Gainesville Mixed Use on NW 13th Street
Small-scale Comprehensive Plan Amendment
and Re-zoning Amendment**



View from NW 13th Street, looking south at project site





Development Program

- Site Area = ±66,647 sq. ft.
- Specialty Retail: 26,000 sq. ft.
- Office: 2,500-20,000 sq. ft.
- Residential: 168-191 units
- Garage Parking ±296 spaces

Primary
Building
Area

Central
Passageway
Structured
Parking

Surface
Parking

Legend

- Project Site
- Alachua County Tax Parcels

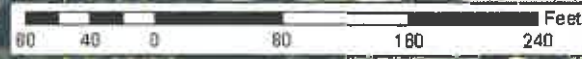


ILLUSTRATION 10:
AERIAL MAP

Gainesville Mixed Use on NW 13th Street
Small-scale Comprehensive Plan Amendment
and Re-zoning Amendment



Prepared by: CHW
Project: Gainesville Mixed Use on NW 13th Street
Map Scale: 1" = 100 Feet
Map Date: 10/1/2010
Map Author: CHW
Map Checker: CHW
Map Approver: CHW
Map Title: Gainesville Mixed Use on NW 13th Street
Map Version: 1.0

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Gainesville, FL 32609
Phone: 352.352.1000
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Email: info@causewayhewlett.com
Website: www.causewayhewlett.com



View from Jackson Square, looking east toward project site





PD LAYOUT PLAN

DEVELOPMENT DATA

TOTAL SITE AREA	= 1.53 ACRES
ZONE A (MIN. BUILDING AREA)	= 1.13 ACRES; 74% OF TOTAL SITE
ZONE B (MAX. BUILDING SETBACK)	= 0.23 ACRES; 14% OF TOTAL SITE
ZONE C (MAX. URBAN AREA)	= 0.19 ACRES; 12% OF TOTAL SITE

APPROVED USE MIX
(Square footage may vary 2.5% to accommodate building footprint requirements)

MULTI-FAMILY RESIDENTIAL	= 150 DWELLING UNITS
RETAIL/COMMERCIAL	= 20,000 SQUARE FEET
OFFICE	MAX. = 20,000 SQUARE FEET MIN. = 3,000 SQUARE FEET

MAX. BUILDING HEIGHT	= AS SHOWN ON PLAN
MAX. IMPERVIOUS AREA	= 1.53 ACRES; 100% OF TOTAL SITE

MAXIMUM SITE SETBACKS FROM PROPERTY LINES:	
FRONT	= 10 FEET
SIDE	= 8 TO 15 FEET
REAR	= 15 TO 25 FEET

NOTES

1. LAND USE AREAS ILLUSTRATED HEREIN ARE CONCEPTUAL IN NATURE AND SHALL NOT BE INTERPRETED AS STRICT REGULATORY BOUNDARIES. THEREFORE, THESE ZONE AREA BOUNDARIES MAY BE MODIFIED UP TO TEN FEET (10') TO FACILITATE ON-SITE PEDESTRIAN / VEHICULAR CIRCULATION PATTERNS AND NATURAL FEATURES PRESERVATION.
2. ZONE A PERMITTED USES SHALL BE BUILDING AREA INCLUDING THOSE USES IDENTIFIED IN THE ACCOMPANYING PD REPORT, TABLE 3; PROPOSED PERMITTED USES, AS WELL AS STORMWATER MANAGEMENT, AND PEDESTRIAN AND VEHICULAR CIRCULATION AND PARKING.
3. ZONE B CONSIST OF THE BUILDING SETBACK. PERMITTED USES SHALL INCLUDE LANDSCAPING AND SCREENING WALLS, STORMWATER MANAGEMENT, PEDESTRIAN AND VEHICULAR CIRCULATION, AND SURFACE PARKING (AS APPROPRIATELY SCREENED). OTHER THAN THE SCREENING WALLS, NO STRUCTURES SHALL BE PERMITTED WITHIN ZONE B.
4. ZONE C MEASURES FROM THE BUILDING FACADE TO THE PROPERTY LINE. PERMITTED USES SHALL BE OUTDOOR DINING AND COFFERAGE THAT ARE ANCILLARY TO ON-SITE USES, PEDESTRIAN AND VEHICULAR CIRCULATION, A BUS SHELTER, LANDSCAPING, AND UTILITIES. PIPES THAT COLLECT AND RELOCATE STORMWATER MAY BE LOCATED IN ZONE C. HOWEVER, STORMWATER MAY NOT BE DISCHARGED IN ZONE C. COMMERCE MAY INCLUDE, BUT NOT BE LIMITED TO, SMALL-SCALE SIDEWALK-SALE STREET VENDING.
5. SIDEWALKS WILL BE A MINIMUM OF TEN FEET (10') WIDE ALONG NW 13TH STREET AND SEVEN FEET (7') WIDE ALONG NW 3RD AND 4TH AVENUES, CONSISTENT WITH THE UNIVERSITY HEIGHTS OVERLAY.
6. THE DEVELOPMENT IS IN TOCA ZONE A AND SHALL MEET THE CITY OF GAINESVILLE COMPREHENSIVE PLAN CONCURRENTLY MANAGEMENT ELEMENT REQUIREMENTS.
7. PROJECTED TRIP GENERATION IS BASED ON THE FOLLOWING FIGURES:
ALL PEAK HOUR = 88 TRIPS
P.M. PEAK HOUR = 538 TRIPS
ANNUAL AVERAGE DAILY TRIPS = 2,090 TRIPS
8. TO MINIMIZE NOISE AND LIGHT POLLUTION, A LANDSCAPING/GARDEN WALL SHALL BE CONSTRUCTED ALONG THE EASTERN BOUNDARY (ADJACENT TO RESIDENTIAL USES). LANDSCAPING/GARDEN WALL SPECIFICATIONS WILL BE DETERMINED AT DEVELOPMENT PLAN REVIEW.
9. SITE DESIGN SHALL BE REVIEWED AND APPROVED BY THE APPROPRIATE REVIEWING BOARD DURING DEVELOPMENT PLAN REVIEW.
10. LOADING ZONES WILL BE LOCATED WITHIN THE COLONADE/INTERNAL PARKING GARAGE. MECHANICAL EQUIPMENT MAY BE LOCATED ON THE BUILDING'S ROOF.
11. COMMERCIAL USES SHALL NOT BE PERMITTED EAST OF THE NW 12TH DRIVE RIGHT-OF-WAY.
12. THE BUILDING'S HEIGHT WILL TRANSITION FROM EIGHT (8) STORES TOWARDS NW 13TH STREET TO SURFACE PARKING ADJACENT TO THE HISTORIC DISTRICT. THE DIVISION LINE MAY BE MODIFIED UP TO 5 FEET TO FACILITATE WALL ARTICULATIONS AND ON-SITE CONSTRAINTS.
13. A TOTAL OF 23 DWELLING UNITS MAY BE SUBSTITUTED FOR 15,000 SQUARE FEET OF OFFICE SPACE.

- ZONE A: BUILDING AREA
- ZONE B: RESIDENTIAL SETBACK
- ZONE C: URBAN AREA
- PARCEL LINES
- PROJECT BOUNDARY
- BUILDING HEIGHT DIVISION LINES



GRAPHIC SCALE
0 15 30 45
FEET

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An aerial, painterly illustration of a city neighborhood. The scene is dominated by numerous buildings with prominent red-tiled roofs. The buildings are interspersed with lush green trees, creating a dense urban landscape. The perspective is from a high angle, looking down on the city. The overall style is reminiscent of a watercolor or oil painting, with soft edges and a rich color palette.

Planned Use District (PUD) Conditions

Proposed Changes



Single contributing historic structure on NW 4th Avenue, eastern-most parcel



PUD Condition #6

The historic contributing structure located on the subject property shall not be removed prior to final development plan approval. The house shall be placed on a property within the University Heights North Historic District, or another lot within the vicinity and where the structure may be awarded local historic status.

PD Condition #27

Amend to mirror recommended revisions to PUD Condition #6

The historic structure on the site shall not be removed until final development plan approval has been received. At the time of final development plan approval, it must be demonstrated that the structure will be relocated to a suitable site within the University Heights North Historic District, or another lot within the vicinity and where the structure may be awarded local historic status.

An aerial photograph of a city, likely Cambridge, Massachusetts, showing a dense cluster of red-roofed buildings and green trees. The text "Planned Development (PD) Conditions" is overlaid on the image.

Planned Development (PD) Conditions

Proposed Changes

PD Condition #5

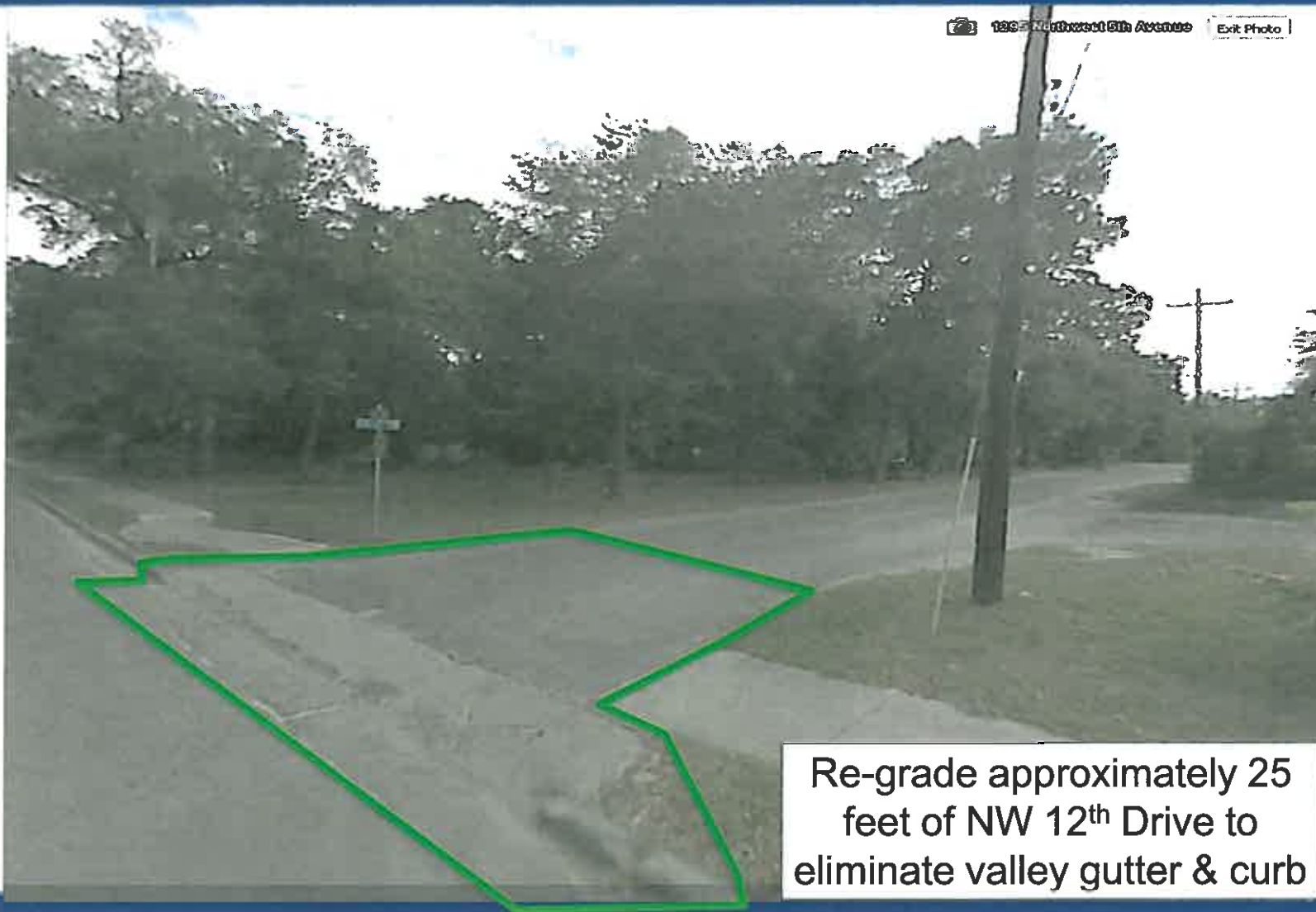
After receiving final development plan approval, the development must file for a building permit within ~~one~~ two years.

PD Condition #22

Prior to receiving a certificate of occupancy, the developer shall improve NW 12th Drive from NW 4th Avenue to NW 5th Avenue as follows:

- 1) ~~Provide a minimum of two 12-foot travel lanes.~~ The developer shall evaluate whether the typical section including pavement widths, thickness, and the non-curbed condition can support the projected traffic loading for two-way travel. If found to be insufficient...
- 2) Install a 6 foot wide sidewalk along one side of the street.
- 3) Re-grade the northern terminus (approximately 25 feet) of the roadway to eliminate the valley gutter and dip. Install Type F curb and gutter radius returns at the intersection with NW 5th Avenue.

Condition 22, view from NW 5th Avenue, looking south along NW 12th Drive



Re-grade approximately 25
feet of NW 12th Drive to
eliminate valley gutter & curb

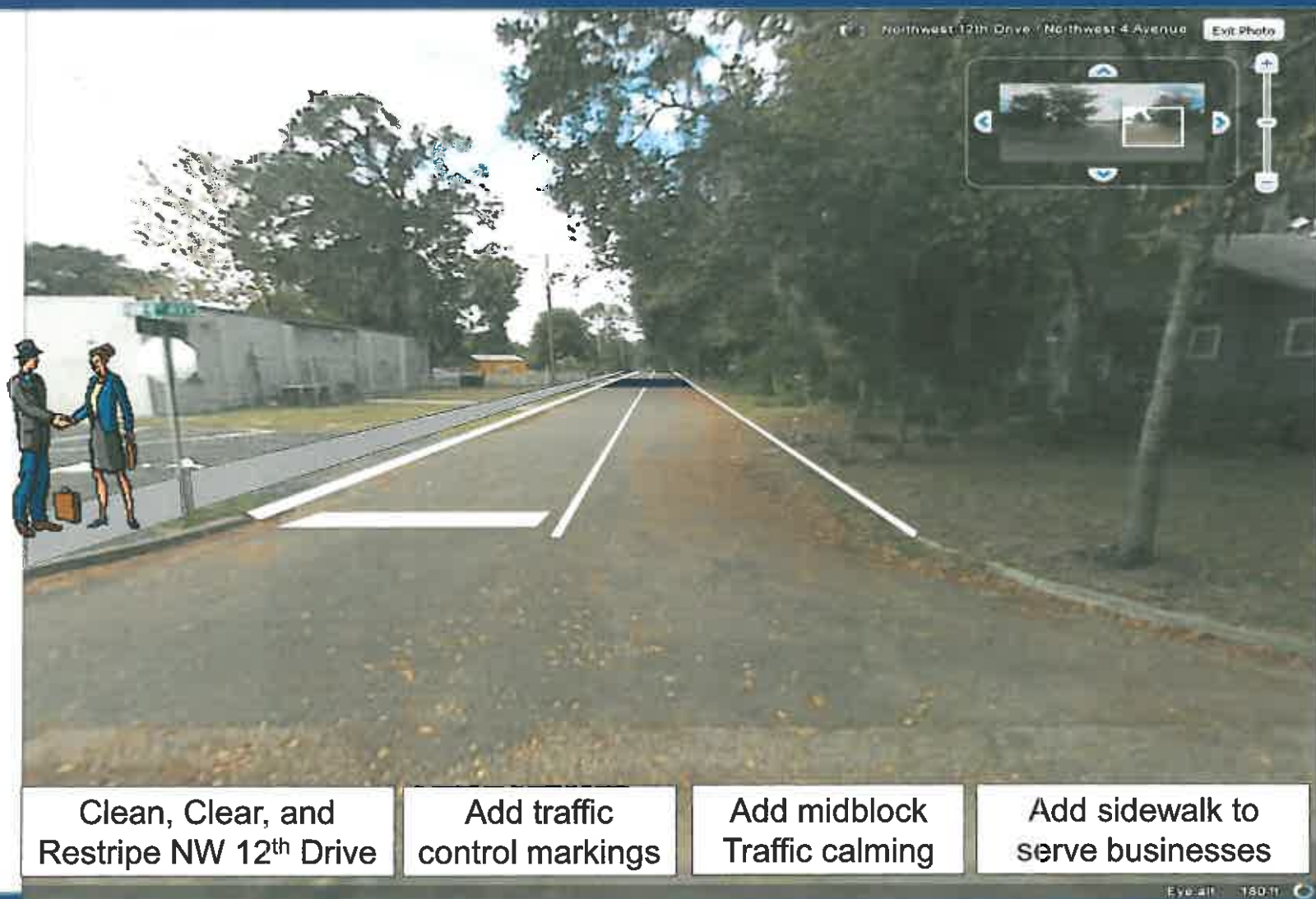


Aerial View of NW 13th Street and NW 12th Drive

The applicant
proposes
maintaining the
existing 10'-11'
traffic calmed
lanes for a
neighborhood
character street



Condition 22, view from NW 4th Avenue, looking north along NW 12th Drive



Clean, Clear, and
Restripe NW 12th Drive

Add traffic
control markings

Add midblock
Traffic calming

Add sidewalk to
serve businesses





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Conceptual West Elevation



WEST ELEVATION - N.W. 13th STREET

Conceptual South Elevation



Conceptual North Elevation



The 56" Oak will remain, shading and screening the building's east side



Conceptual North Elevation



NW 4TH AVE NORTH ELEVATION

Conceptual East Elevation



EAST ELEVATION

An aerial photograph of a city, likely Gainesville, showing a dense cluster of buildings with prominent red-tiled roofs. The buildings are interspersed with lush green trees. The overall scene is captured from a high angle, providing a comprehensive view of the urban landscape.

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(Petitions PB-11-20 PUD and PB-11-08 PDV)

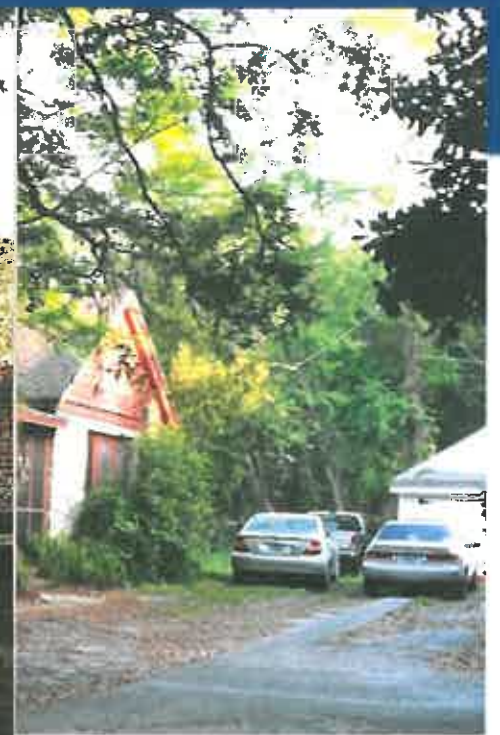
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THE COURTYARD

Bricks salvaged from an old mill were used in the courtyard, which is landscaped with fragrant trees and vines.



A complete garden wall will wrap the property's eastern end





McDonalds overflow
parking looking north



NW 3rd Avenue,
looking west at 7:00pm

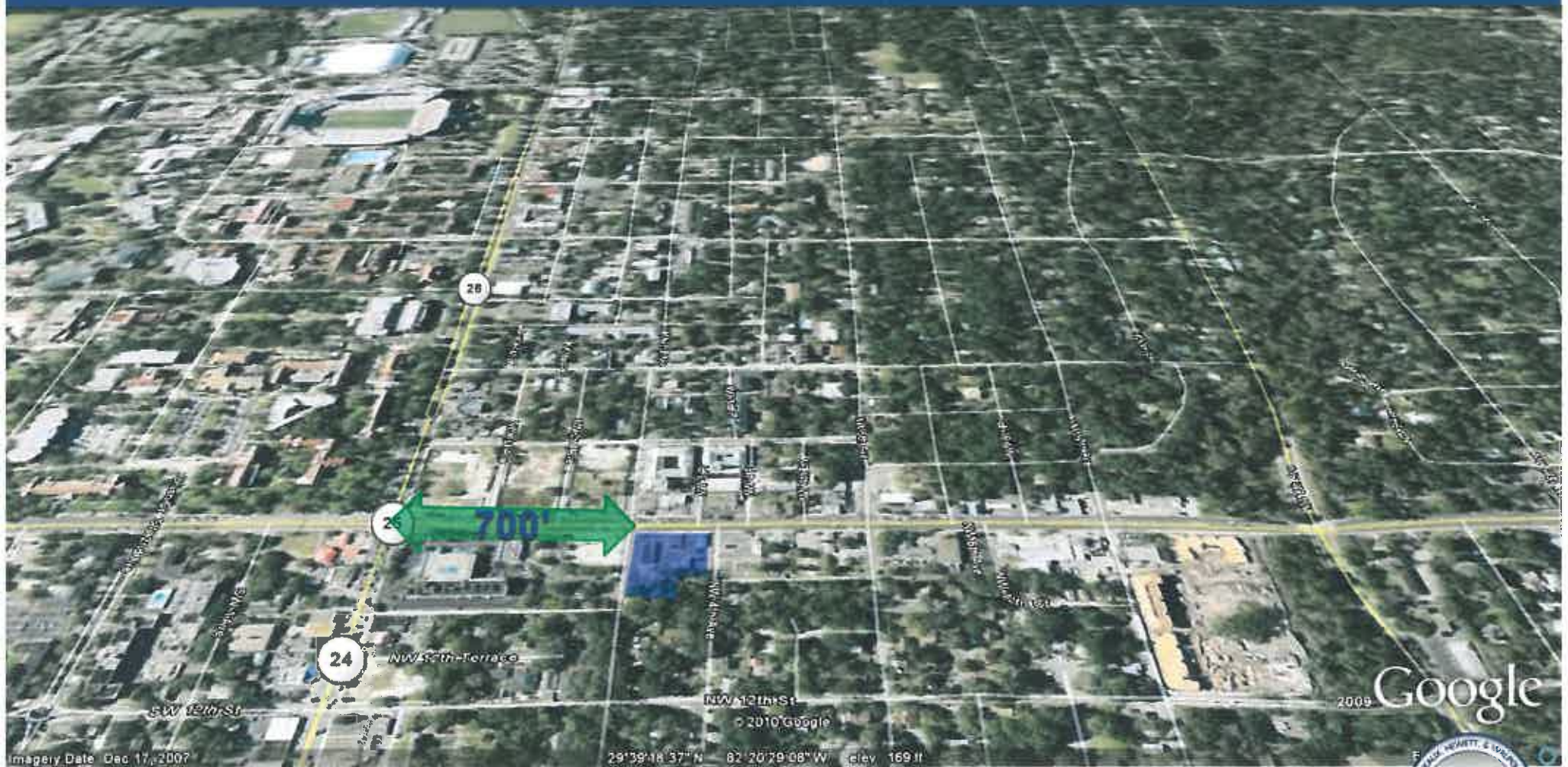
Oblique aerial looking from University of Florida Campus northerly towards site



Oblique aerial looking from site southerly towards University of Florida Campus



Oblique aerial looking from site westerly towards Campus and College Park



Oblique view looking east at project site and NW 12th Drive

Add traffic separator and full-width median between NW 3rd and NW 5th Avenues

